

Legal Description

Exhibit "A"

Parcel Moffett Meadows

1 In the City of Tustin and City of Irvine, County of Orange, State of California, being that
2 portion of Blocks 61 and 62 of Irvine's Subdivision as shown on the map filed in Book 1,
3 Page 88 of Miscellaneous Record Maps, and as shown on a map filed in Book 165, Pages
4 31 through 39, inclusive, of Records of Survey, both of the records of said County,
5 described as follows:

6
7 Beginning at the most northeasterly corner of Parcel 1-B-3 as described in a document
8 recorded May 14, 2002 as Instrument No. 20020404592 of Official Records of said County
9 said corner also being the intersection of the northwesterly line of Harvard Avenue (having
10 a northwesterly half-width of 36 feet) and the southwesterly line of Edinger Avenue
11 (having a southwesterly half-width of 60 feet) as shown on said Record of Survey, said
12 southwesterly line of Edinger Avenue being a curve concave southwesterly having a radius
13 of 1740.00 feet, a radial line to said intersection bears North 52°44'05" East; thence along
14 the northeasterly and northwesterly line of said Parcel the following four (4) courses:

- 15 1) northwesterly along said southwesterly line and said curve 33.68 feet through a
16 central angle of 1°06'33" to a line that is parallel with and 69 feet northwesterly from
17 the centerline of said Harvard Avenue as shown on said Record of Survey;
- 18 2) thence along said parallel line South 40°37'53" West 1228.30 feet to the **True**
19 **Point of Beginning**;
- 20 3) thence continuing along said parallel line South 40°37'53" West 38.00 feet to an
21 angle point therein;
- 22 4) thence continuing along said parallel line South 40°37'37" West 1619.79 feet to a
23 point on the northwesterly line of the land described in the document recorded in
24 Book 10657, Page 412 of Official Records of said County and as shown on said Record
25 of Survey, said point being the beginning of a non-tangent curve concave northwesterly
26 having a radius of 1894.00 feet, a radial line to said beginning bears
27 South 27°21'58" East;

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1 thence southwesterly along said northwesterly line and said curve 140.26 feet through a
2 central angle of $4^{\circ}14'35''$; thence continuing along said northwesterly line
3 South $66^{\circ}52'37''$ West 1087.44 feet to a point on a curve that is concentric with and
4 118.75 feet northeasterly from the centerline of Warner Avenue as shown on said Record
5 of Survey, said curve being concave southwesterly having a radius of 1718.75 feet, a radial
6 line to said point bears North $68^{\circ}45'45''$ East; thence concentric and parallel with said
7 centerline of Warner Avenue the following two (2) courses:

8 1) northerly and northwesterly along said curve 843.12 feet through a central angle of
9 $28^{\circ}06'22''$;

10 2) thence North $49^{\circ}20'37''$ West 468.05 feet to the beginning of a curve concave
11 easterly having a radius of 35.00 feet;

12 thence northwesterly, northerly and northeasterly along said curve 62.22 feet through a
13 central angle of $101^{\circ}51'19''$ to the southeasterly line of Peters Canyon Channel (having a
14 southeasterly half-width of 90 feet) as described in the document recorded in Book 6681,
15 Page 721 of Official Records of said County and as shown on said Record of Survey;
16 thence along said southeasterly line of said Peters Canyon Channel North $52^{\circ}30'42''$ East
17 417.91 feet to the City Boundary Line between the City of Tustin and the City of Irvine as
18 shown on said Record of Survey; thence leaving said southeasterly line and along said City
19 Boundary Line South $49^{\circ}21'01''$ East 45.99 feet to a line that is parallel with and 135.00
20 feet southeasterly from the centerline of said Peters Canyon Channel; thence along said
21 parallel line North $52^{\circ}32'09''$ East 289.49 feet; thence leaving said parallel line
22 North $37^{\circ}27'51''$ West 5.00 feet to a line that is parallel with and 130.00 feet southeasterly
23 from the centerline of said Peters Canyon Channel; thence parallel and concentric with
24 said centerline the following three (3) courses:

25 1) North $52^{\circ}32'09''$ East 1277.26 feet to the beginning of a curve concave
26 northwesterly having a radius of 2130.00 feet;

27 2) northeasterly along said curve 238.53 feet through a central angle of $6^{\circ}24'58''$;

PSOMAS

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1 3) North 46°07'11" East 210.47 feet to a point on said southeasterly line of Peters
2 Canyon Channel;
3 thence along said southeasterly line the following six (6) courses:
4 1) South 49°19'03" East 20.10 feet;
5 2) North 46°07'11" East 74.99 feet;
6 3) North 49°19'04" West 60.28 feet;
7 4) North 46°07'11" East 32.14 feet;
8 5) South 49°19'04" East 60.28 feet;
9 6) North 46°07'11" East 22.10 feet;
10 thence leaving said southeasterly line South 49°19'04" East 1311.03 feet to the **True Point**
11 **of Beginning.**

12
13 Excepting therefrom Parcel I-B-2 as described in said Instrument No. 20020404592,
14 Official Records.

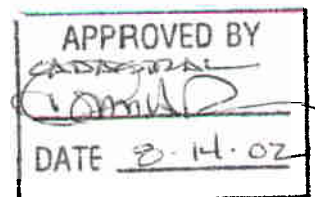
15
16 Containing 3,757,352 square feet or 86.26 acres, more or less.

17
18 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.
19

20
21 Prepared under my supervision:

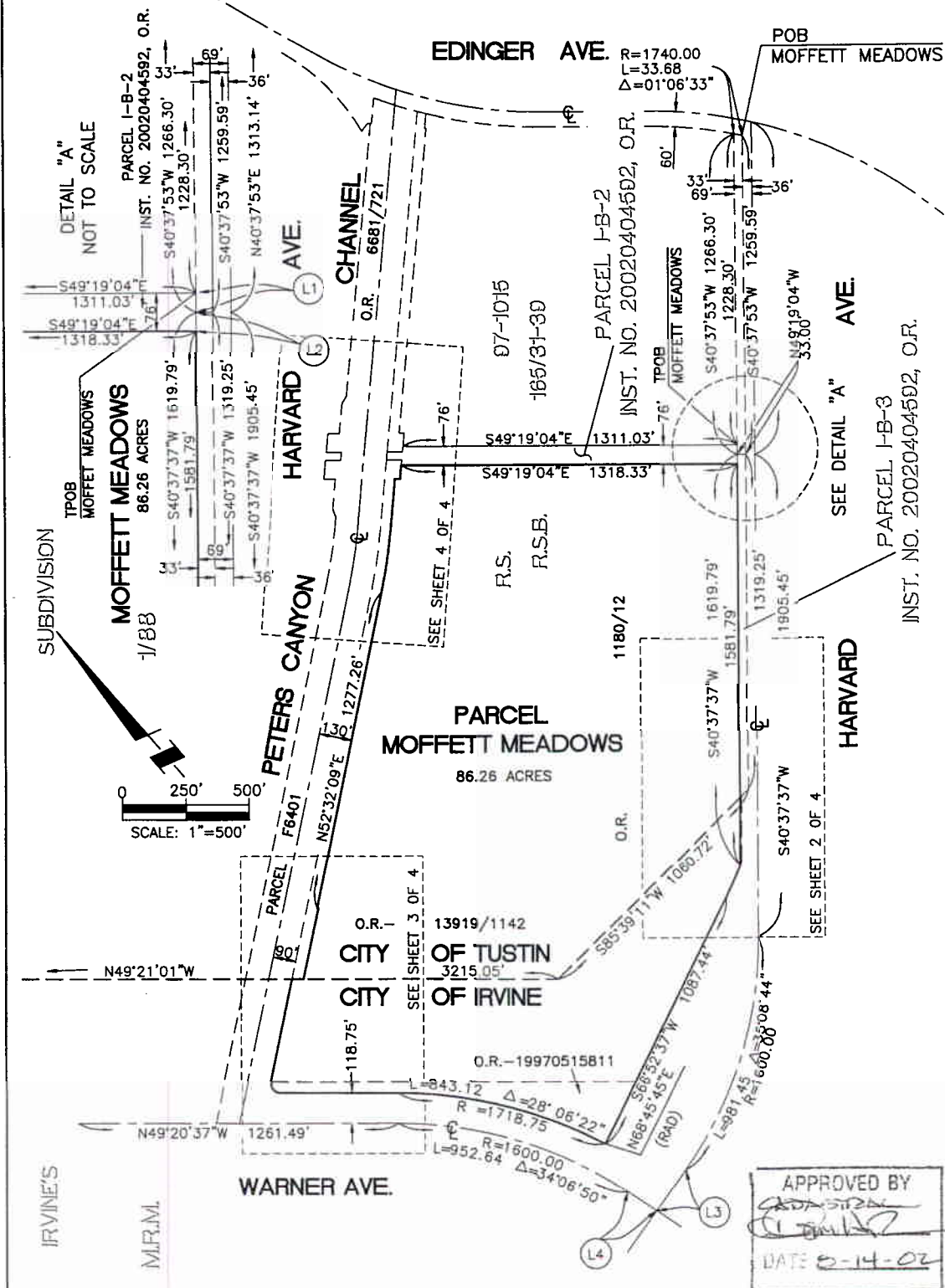
22
23 Peter J. Fitzpatrick
24 Peter J. Fitzpatrick

8/13/02
Date



A circular professional seal for Peter J. Fitzpatrick, a Professional Land Surveyor in the State of California. The seal contains the text "PROFESSIONAL LAND SURVEYOR" around the top, "PETER J. FITZPATRICK" in the center, "No. 6771" below the name, and "Exp. 9-30-04" at the bottom. The words "STATE OF CALIFORNIA" are written along the bottom arc. There are two stars on either side of the bottom text. A handwritten signature "P. J. Fitzpatrick" is written across the seal, and the word "wide" is written to the right of the seal.

Bearing Table		
No.	Bearing	Distance
L1	S40°37'53"W	38.00'
L2	S40°37'37"W	38.00'
L3	S75°46'22"W	200.83'
L4	N15°13'48"W	135.87'



MCAS-TUSTIN

P S O M A S

3187 Red Hill Avenue
Suite 250
Corte Madera, CA 94928
(714) 751-7373 Fax (714) 545-8883

NUMBER 2NAV050100

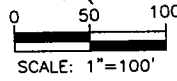
EXHIBIT B

SEE SHEET

1 OF 4

SUBDIVISION

1/88



07-1015
165/31-39
**PARCEL
MOFFET MEADOWS**
86.26 ACRES
SEE SHEET 1 OF 4

R.S.
R.S.B.

R.S. 88-1041

O.R. S40°37'37"W 1180/12

PARCEL 1-B-3 INST. NO. 20020404592, O.R.

S40°37'37"W

1319.25'

1905.45'

AVE.

HARVARD

IRVINE'S

M.R.M.

O.R. 13919/1142

CITY OF TUSTIN

CITY OF IRVINE

BK 10657/1412, O.R.

S85°39'11"W
38.17'

S27°51'20"E
(RAD)

S27°21'58"E
(RAD)

R=1894.00'
L=140.26'
Δ=04°14'35"

R=1894.00'
L=155.44'
Δ=04°43'57"

S86°52'37"W
1087.44'

SEE SHEET

1 OF 4

APPROVED BY
[Signature]
DATE 8-14-02

DESCRIPTION: MOFFET MEADOWS

SHEET 2 OF 4

SCALE 1"=100'

MCAS-TUSTIN

PSOMAS
3157 Red Hill Avenue
Suite 200
Cupertino, CA 95014
(714) 751-7373 Fax (714) 545-8883

DRAFTED: CHL
CHECKED: P.J.F.
DATE: AUGUST 12, 2002
JOB NUMBER: 2NAV050100

1 OF 4

APPROVED BY

DATE 8-14-07

1180/12



O.R.

CITY OF TUSTIN

CITY OF IRVINE

PARCEL
MOFFETT MEADOWS

86.26 ACRES

SEE SHEET 1 OF 4

O.R.— 13919/1142

R.S. 88-1041-

OF 4

$$\begin{aligned} R &= 1718.75' \quad \leftarrow \\ L &= 843.12' \\ \Delta &= 28^{\circ}06'22'' \end{aligned}$$

O.R.-19970515811

N49°20'37"W 468.05'

118.75'

- S49°20'37"E - 1261.49'

WARNER

AVE.

$$\begin{aligned} R &= 1600.00' \\ L &= 952.64' \\ \Delta &= 34^{\circ}06'50'' \end{aligned}$$

SEE SHEET

DESCRIPTION: MOFFETT MEADOWS

SHEET 3 OF 4

SCALE 1"=100'

DRAFTED CHL

CHECKED	PJF
---------	-----

DATE AUGUST 1 1964

JOB

NUMBER 2NAV050100

MCAS-TUSTIN

P S O M A S

DRAFTED CHL

CHECKED	PJF
---------	-----

DATE AUGUST 1 1964

JOB

NUMBER 2NAV050100

[illegible]



EXHIBIT B

R.S.B. 165/31-39
SUBDIVISION

1/88

RS 97-1015

IRVINE'S

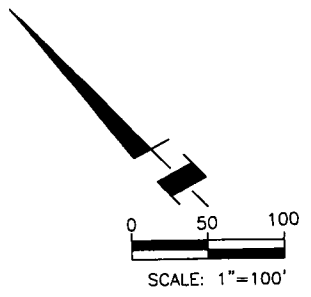
M.R.M.

CHANNEL

CANYON

PETERS

88/27-33



139/1-2

92-1023

1180/12

PARCEL 1-B-2
INST. NO. 20020404592,

PARCEL
MOFFETT MEADOWS
86.26 ACRES
SEE SHEET 1 OF 4

Bearing Table		
No.	Bearing	Distance
L1	S49°19'03"E	20.10'
L2	N46°07'11"E	74.99'
L3	N49°19'04"W	60.28'
L4	N46°07'11"E	32.14'
L5	S49°19'04"E	60.28'
L6	N46°07'11"E	75.00'
L7	N49°19'04"W	20.10'
L8	N46°07'11"E	52.90'
L9	N46°07'11"E	22.10'

R.S.B.

R.S.B.

R.S.

O.R.

PARCEL F6-401 O.R. 6681/721

N46°07'11"E 210.47'
R=2130.00'
L=238.53' Δ=06°24'58"

S52°32'09"W 1277.26'
130'

SEE SHEET 1 OF 4

APPROVED BY
[Signature]
DATE 8-14-07

DESCRIPTION: MOFFETT MEADOWS	SHEET 4 OF 4	SCALE 1"=100'
MCAS-TUSTIN	PSOMAS	DRAFTED CHL
	3187 Red Hill Avenue Suite 250 Cupertino, CA 95014 (714) 781-7373 Fax (714) 545-8883	CHECKED P.J.F.
		DATE AUGUST 12, 2000
		JOB NUMBER 2NAV050100